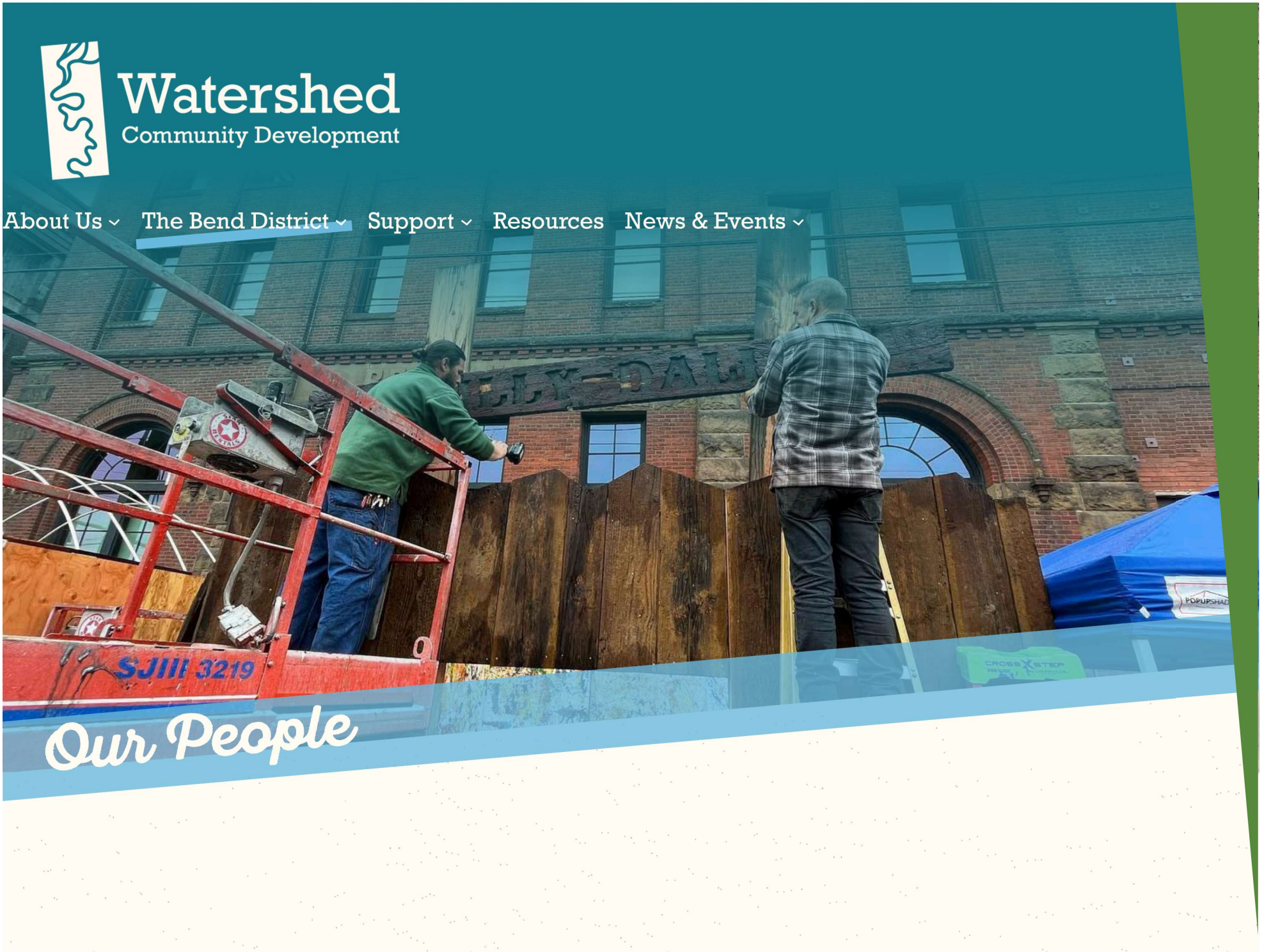
Watershed
Community Development

About Us The Bend District Support Resources News & Events



Our People

Andy Bookwalter

Facilities Manager

Andy was born and raised in greater Seattle and is a 25+ year resident of Georgetown with his wife and 2 sons. Among other things he has been a carpenter, a furniture builder, a repairman of industrial doughnut production machinery, a builder and fixer of wooden boats, a music journalist, a maker of cast bronze bells, and one of the first 100 or so employees of Amazon.com. His

Ben Rankin

Community Development Partners

Ben Rankin lives in the Leschi neighborhood with his wife Margit. He is an amateur jazz violinist, and he has studied English at Reed College and Business Administration at the University of Washington. Since 1988 Ben has developed or supported a variety of

many, many, many spare time pursuits include smoked meat, bass guitar, old unreliable motorcycles, and paddling the mighty Duwamish River. His creative pursuits include making loud music, writing, extremely rudimentary welding and forging, and cooking.

projects and businesses involving housing affordability, historic preservation, recycling, heavy industry, and the arts.

DK Pan

Director of Property Management & Community Stewardship

Cath Brunner

Art Imperative

DK is excited to join the Watershed team; and looks forward to contributing decades of experience in the arts and affordable housing to the project and community. As an artist, DK investigates the intersection of place and memory — exploring the interstices and histories of site; the personal and collective body — through visual art, video, performance, public art, installation, interventions, and arts programming/organizing. They organized art interventions/cultural events such as TUBS and Bridge Motel; and projects with Sound Transit Art Program and Seattle Housing Authority. Professionally, DK has worked for Plymouth Housing Group and Community Roots Housing over the past 10+ years to address homelessness and create affordable, vibrant communities – in support of the maxim, 'Housing Is A Human Right'. DK is also a part of the small team at Hugo House, literary arts center on Capitol Hill.

Erika Bell

Community Relations Manager

Cath Brunner has +30 years' experience in the field of community-based arts programming. Cath was an early believer in the expansive role of artists in civic life and how public art programming could support that work. She has been recognized nationally for innovative contributions and leadership in the field of public art. As the former Director of Public Art at 4Culture, she developed new models to support artists working in the public realm by embracing social practice and promoting creative employment strategies through on-line marketing and registry services.

In her current practice as a consultant to public and private developers in the PNW region, she managed an expansive collection of integrated, site-specific and studio works purchases for the Seattle Convention Center's Summit addition. Cath lived in the Sunny Arms artist live/work cooperative for 25 years and considered Georgetown part of her extended SODO neighborhood.

Erika is a multidisciplinary creative with a passion for people, stories, and the arts. Having enjoyed an extensive music career – recording and collaborating with local and international artists – Erika found a groove on the B-side, in the visual arts. Acrylic paints, inks, clay, mixed media, and collage are among her favorite mediums, and she's always open to exploring – wherever inspiration leads.

Erika comes to Watershed with a decade of combined nonprofit experience in events and

Fatima Elzein

Operations Administrator

Fatima Elzein (She/They) is an artist who centers grief in her work because she believes that mourning is important in honoring the history and ongoing violence of Indigenous people everywhere. She focuses on land-based remembrance and ancestral grounding. Rooted in a deep respect for those who came before, Fatima is dedicated to keeping stories about Palestine and Lebanon alive

building management, art curation, and youth arts education. Born and raised in Seattle, she brings an appreciation for the Equinox artist community and its legacy and is excited to participate in the convergence of art, housing, belonging, and possibility that The Bend project will bring to Georgetown.

James Morin

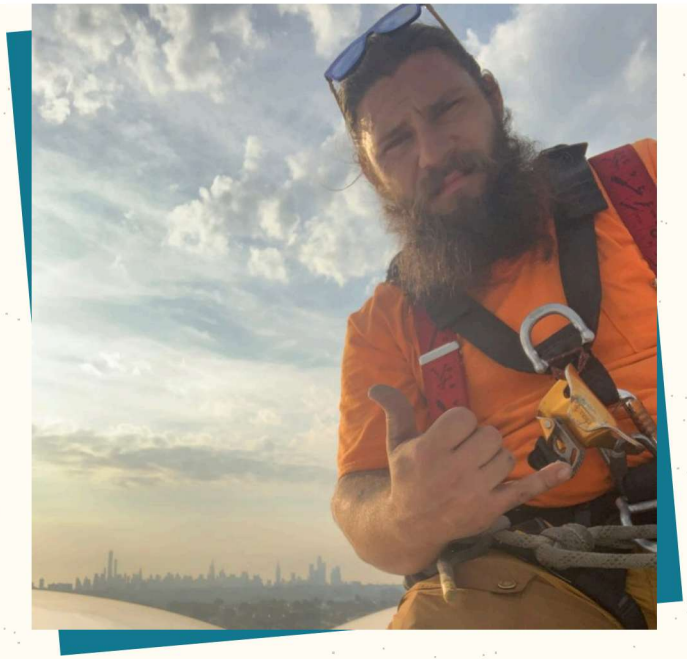
Construction & Maintenance Manager

through her creative and communal practices. Her storytelling takes shape through poetic visuals, expressing deep respect for life. For Fatima, the elders and people she meets are her professors, and her ancestral passage is her graduation ceremony.

Fatima values the exchange of knowledge through conversation and is eager to understand people and their experiences. Fatima is honored to be part of Watershed. She was introduced to Equinox through its residents and was drawn immediately to the land and the history of grief it holds.

Kathleen Ditcharo

Managing Director



James Morin was born and raised in the Boise, Idaho area and lived in the South Park neighborhood of Seattle for 7 years before moving to Vashon Island in 2023. He has a large scope of professional experience, from packing mules and horses in the backcountry of California to building stadium roofs all around the country. James has been a community member and tenant of Equinox since 2014, working mostly in metal fabrication. While being around this amazing place, he has been able to help Sam and the Equinox community on some large build-outs and projects and now works

Kathleen brings more than two decades of experience in finance, administration and operations leading complex organizations through growth, change, and mission alignment. Known for her collaborative approach and ability to activate strategic vision, Kathleen's work centers on building trust, improving transparency, and strengthening the connection between financial stewardship and mission impact.

Kathleen has a love of the PNW having lived in the greater Seattle region her whole life – growing up

full time with Watershed Community Development as the head of Construction on special projects, building maintenance, and anything and everything that needs fixin'. In his down time James enjoys his garden, hiking, golf, motorcycles and generally anything outdoors.

Kay Morrison

Events Manager

in Burien, raising her family in Tacoma, and now living in Port Orchard, Washington, where she enjoys tending her garden and taking long walks with her dog—daily reminders of the beauty, balance, and stewardship values that guide her work and life.

Melissa Pailthorp

Managing Director, Community Investments

Kay has a passion for art, for community and for fostering possibility at the intersection of the two. She has been walking the halls of Equinox Studios since 2007 as a part of the Iron Monkeys blacksmithing collective. She is honored and humbled to now be in the employ of Watershed helping to connect people and advocate for community while being surrounded with endless creativity and joy. It's a dream job. An avid Burning Man participant since 2000, Kay proudly serves on the Board of Directors for the Burning Man Project.

Melissa comes to Watershed from many years committed to strengthening community development and growth, locally and globally, through both philanthropic and programmatic roles in the public and private sectors. She's always sought work that
brings community, partnership and policy together to solve hard problems in ways that scale. Most recently, Melissa served as Executive Director of Team Read, a small-but-mighty organization pairing paid teen tutors to work with elementary school students in Title 1 schools.

As a near-native of Seattle (since age 5!) and witness to the many changes and challenges that have come to this city over the past several decades, Melissa is excited to join Watershed for its mission-focus on intentional, community-driven development aimed at ensuring we embrace the energy and ingenuity of our artists and others working and living in Georgetown and the Duwamish Valley. The values and commitments that underpin Watershed, alongside exciting

potential for new tools to grow affordable housing, are what compel Melissa to join the team.

Outside of work, Melissa is an aspiring ceramicist, avid rower, and caffeine addict who occasionally considers gardening but then will opt to go for a hike instead.

Nenneh Jalloh

Finance Manager

Richard Conlin

Community Development Partners

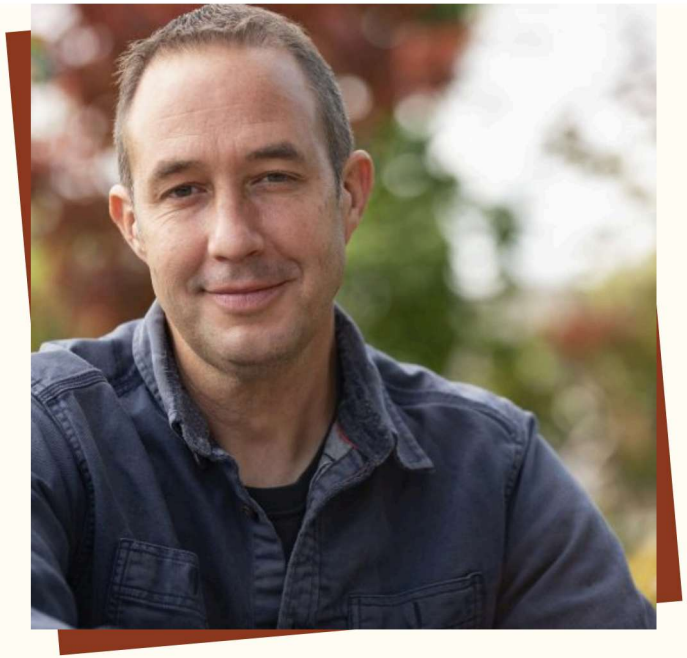
Nenneh has a passion for numbers, for community, and for creating pathways of possibility through both. Born in Freetown, Sierra Leone, she came to the United States at sixteen on a competitive academic scholarship and later earned her Master of Science in Accounting from the University of Washington Tacoma.

She brings experience in bookkeeping and tax preparation across individuals, corporations, partnerships, and estates. She is honored to give back through volunteering in the communities she calls home and is deeply committed to advancing early childhood education and the wellness of women and girls in Sierra Leone.

Richard Conlin consults on sustainability, food policy, and local government, and is an affiliate faculty, Honors College and Department of Urban Design and Planning, University of Washington. He is a Principal in Conlin Columbia Partnership for Cities, which develops workforce housing in conjunction with community and cultural facilities. He served four terms on the Seattle City Council and was twice elected Council President by his colleagues. Richard has run an energy conservation business, directed Seattle YMCA Earth Service Corps, and co-founded Sustainable Seattle. He is currently co-President of the Seattle Christchurch Sister City Association and serves on the Washington State Food Policy Forum.

Sam Farrazaino

Founder, Equinox Studios



Samuel Farrazaino is the founder of Equinox Studios, the largest arts community in Washington with 100,000 square feet of workspace and over 175 artist and artisan tenants, located in Georgetown. In 32 years as a design/build general contractor and developer, Sam has created over 300,000 square feet of affordable arts and cultural spaces including the 619 Western Building in Pioneer Square, The Ridiculous Factory in West Seattle, and Inscape, a National Historic Landmark in the

Signal Architecture

Architecture & Urban Planning

Signal Architecture are our Vision Architects, helping us develop the big picture for the Live/Work District.

MxM Architecture

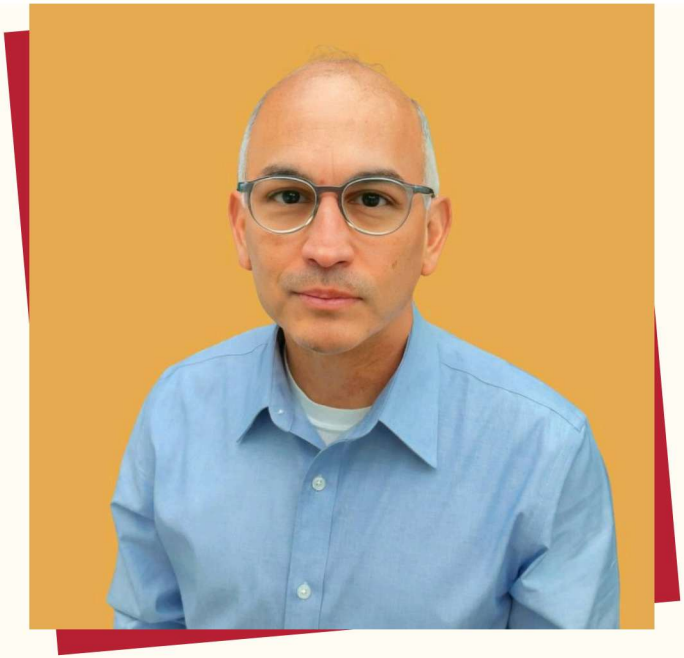
Landscape Architecture

MxM Landscape Architecture is our partner working on the Green Streets/Streetscapes project.

Cloudbreak Collective

Fundraising Consultants

Julie Bianchi believes the sweet spot between big-picture thinking and the details is where successful fundraising strategy is born. Her experience in fundraising, programs, finance, and board leadership over the past decade is the underpinning for her practical consulting style. She is a writer by trade and specializes in helping organizations build their case for support. Julie leans on generative questions with her clients and students to help reveal new paths forward to long-term fundraising success. Julie has worked with more than 40 organizations across the country and



Joseph DiChiaro III is passionate about improving lives and building community by working towards a more effective nonprofit sector. He has more than 20 years of experience in senior leadership and development roles with organizations in California, New Mexico, and Washington state addressing a range of issues: healthcare, social services, the environment, disease-specific causes, higher education, and more. Prior to joining the nonprofit sector, Joseph worked in corporate marketing and leverages that experience to improve grant outcomes and the impact of messaging.

has significant campaign experience, with goals ranging from $1 million to $300 million.

RoosterRabbitt

Campaign Consultant

With over 24 years in fundraising, **Allison Rabbitt** blends strategy and heart to deliver results. She's led development teams, boosted giving programs, and driven capital projects with organizations such as Seattle Opera, Henry Art Gallery, and Seattle

Center Foundation. As Boss Lady at RooserRabbitt Consulting, she supports Pacific Northwest nonprofits by providing effective counsel for campaigns, coaching for individual giving teams, and interim leadership that builds momentum for success.

As Watershed's campaign consultant, Allison advises on and supports the activities that will bring the transformative project of the new Live/Work district, The Bend, to life.

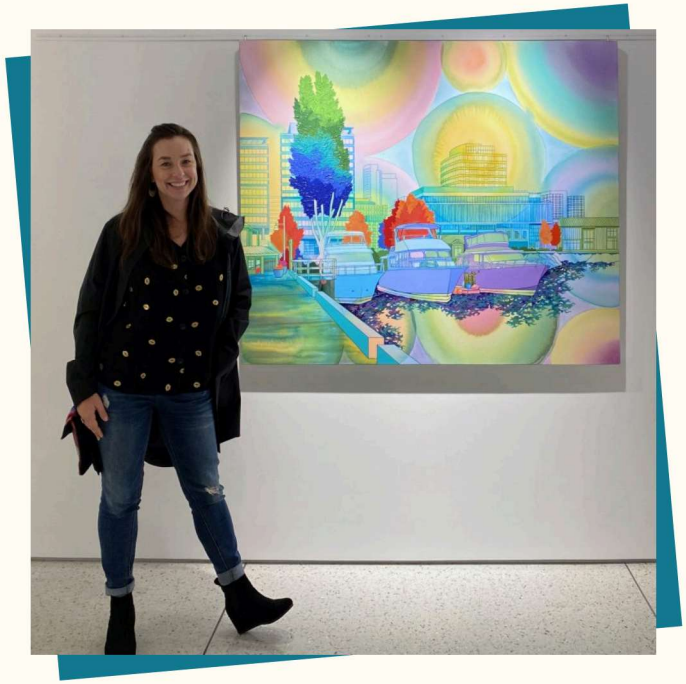
Blank Space

Blank Space is a boutique, user-centric design studio. Co-Founders Melinda and Riley Raker founded Blank Space in Seattle, Washington in 2007. Blank Space is our graphic and visual identity design partner, helping us become Watershed Community Development and The Bend.

Board

Elizabeth Gahan

Board Member



Elizabeth R Gahan is owner of Elizabeth Gahan Studios LLC, with a studio art and public art consulting practice based in Seattle. She brings over 20 years experience as a professional artist in studio painting and public art, including gallery exhibitions, temporary installation art for public events & shows, and permanent sculpture. Through numerous public art projects, Gahan has led

John Kirschenbaum

Board Vice President

John has a passion for well-designed furniture, art of all kinds and the people who make it. When not occupied with angles and curves he is an active supporter of the community he found when he came to Equinox in 2008. John is honored to serve on the board of an organization built by that community.

creative engagement strategies and managed public art processes. She has over 5 years of consulting experience utilizing her insights to provide public art program development and other consulting services.

Lee Striar

Board Vice President

Lee Striar is Principal and Project Director at Heartland LLC, a real estate advisory firm located

Marc Coté

Board Teasurer

Marc moved to Seattle from Boston in 1995 after 12 years working for the US Air Force as a civilian

in Seattle. Lee has experience with private, non-profit and public real estate clients and has participated in an array of project types, including master planned developments, commercial development, and mixed-income and affordable multi-family housing. Prior to joining Heartland, he worked in Philadelphia for private and non-profit developers of urban multi-family and mixed-use projects in Pennsylvania and New Jersey. Lee received his Masters Degree in City Planning from the University of Pennsylvania School of Design, and a certificate In Real Estate Development via a joint program with The Wharton School. Lee is a licensed Real Estate broker in the State of Washington. He is an alumni of Leadership Tomorrow, and a member of the Urban Land Institute.

Lee lives in West Seattle with his passionate and adventurous child and an epically cute rabbit.

electrical engineer.

He began working at Parkview Services in 1998 at the Group Home as a direct care counselor. In 2004 at the urging of the then Executive Director Michael Pollowits, he developed Parkview's Homeownership Program for people with developmental disabilities. He directed the Homeownership Program until 2012 when the Board promoted him to Executive Director.

He has a Master of Science Degree in Electrical Engineering and a passion for creating and furthering affordable housing and communities of inclusion. Marc is a 2011 recipient of the Washington State Housing Finance Commissions' Friend of Housing award for his work to preserve homeownership for thousands of Washington residents.

Marc is currently the Executive Director of Parkview Services in Seattle.

Michael Blumson

Board Member

Michael is currently a Program Officer with LISC Puget Sound where he helps build the capacity of communities and nonprofits seeking to develop affordable housing. His prior experience includes a role in the City of Seattle's Equitable Development Initiative, as well as positions at Impact Capital and Common Ground where he supported community members realizing their visions. He's excited to

Mary Dzieweczynski

Board President

Mary moved from Saint Paul, MN to Seattle, WA in 1994. From high school until mid-life (relatively speaking) she worked in the nonprofit world in a variety of roles including Counselor, Program Director and Executive Director. She studied Learning Psychology at the University of MN and received an MA from Antioch University in the Environment & Community Program. In 2011, she

contribute to the work that Watershed is doing and getting to know the Georgetown neighborhood more deeply.

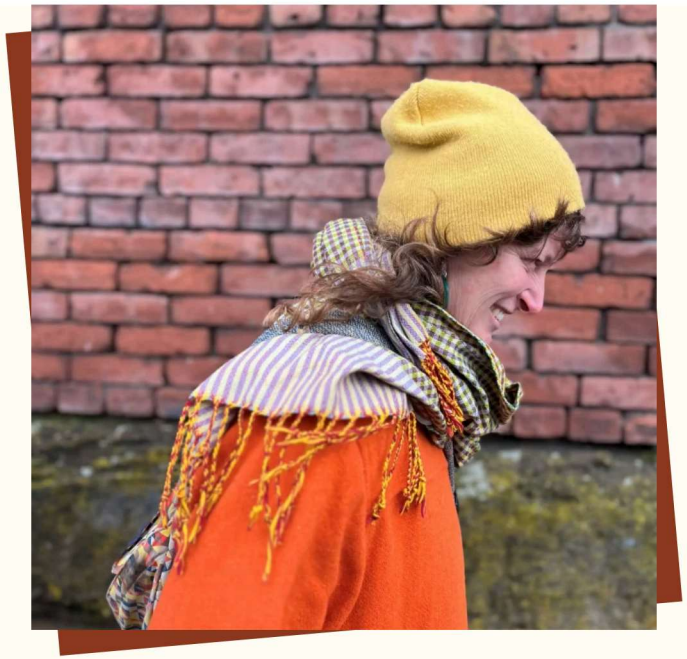
Kelly Sommerfeld

Board Secretary

started a residential remodeling business where she no longer needs to report out to a Board of Directors (insert irony). Through her current work she gets opportunities to juggle finance, the laws of physics, inevitable forms of decomposition, human psychology, and simply – Making Things. Mary lives in White Center (Go! Fishsticks!) with her partner, two kids, 2 dogs, 7 chickens, a rabbit who thinks he is a chicken, a scary snake she never wanted in the first place, and a guinea pig with one good eye.

Karen Pfeiffer Bush

Board Member



Kelly Sommerfeld is the design team lead at Ten Penny Studio Design + Construction and an architectural designer with over 25 years of experience. Rooted in the belief that the built environment should nourish life, she supports residential and community-driven projects that rebuild connection between people, place, and ecological systems. Her work integrates deep technical expertise with a relational, place-based approach—prioritizing stakeholder capacity-building, cultural sustainability, and regenerative development. She helps grassroots organizations

Karen Pfeiffer Bush is the founder of **Housewarming**, an interior design and staging firm established in 2017 and based in Georgetown for over a decade.

She is also the founder of Karen Pfeiffer Bush Consulting, where she partners with mission-driven individuals and organizations to bring ideas to life from early vision through planning and execution. Her work focuses on strategic planning, project management, and guiding initiatives that serve both people and place.

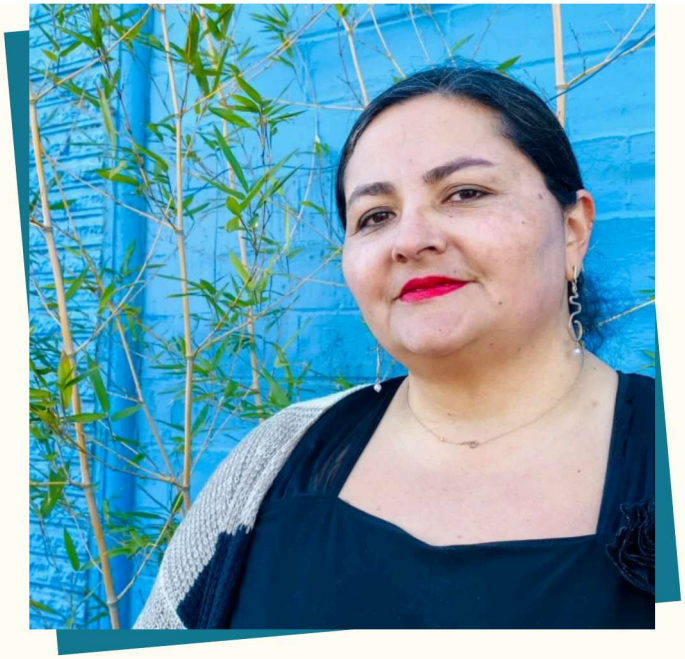
and neighbors alike bring visions into form, while nurturing systems of mutual care and self-determination.

Karen has lived in Seattle for over 30 years and raised her two sons in West Seattle. She brings extensive nonprofit experience, including board leadership, governance, strategic planning, and project management, with work spanning senior living communities, community centers, public art initiatives, and affordable housing organizations.

She is especially drawn to sustainable community transformation and the role of arts, community, and affordable housing in shaping vibrant, inclusive neighborhoods. She is also a writer and avid traveler, currently working on a book, and is continually curious about how people shape and are shaped by the spaces around them.

Paulina Lopez

Board Member



Paulina López (she/her/ella) has over 25 years of experience working on issues of civil rights, social environmental justice, equity, education and diversity. Paulina is keenly in tune with the strengths and challenges of this community as it moves toward environmental health and social and climate justice. Paulina highly regarded organizer, facilitator, community and policy strategist, movement builder focused on building systems of power and shifting power outward to those most impacted by injustice and oppression. She has developed consulting with governments,

organizations, community and foundations to identify ways to shift power dynamics and develop frameworks for collaborative co- creating and transformative governance. Through this work and her leadership in social, environmental, and racial justice organizations, Paulina has developed expertise in multi-sector stakeholder engagement, networks, collaborative problem solving, and building power with BIPOC communities of color, immigrants, and refugees. Paulina emigrated to the U.S. from Ecuador and has made Seattle- South Park her home for the past 21 years. She first joined DRCC/TAG as a volunteer, advocating in her community for access to a safe, clean environment for South Park's families. She holds a master's degree in Human Rights Law from St. Thomas University.

Community Task Force

We are a volunteer group of Equinox tenants who support and encourage community. We do this through planning and executing public and tenant events, including art walks and Open Houses, promoting Equinox artists through social media, a newsletter, and building community among Equinox tenants and Watershed folk. We take our work, the creation of fun and community engagement, seriously — but not ourselves.

We are small business owners, artists, artisans, designers and makers — and we value the experience each of us brings to the group. We look to each other for differences of opinion, bringing our true selves and various senses of humor to the table. We are guided by the Stone Soup allegory that small things contributed and mixed together will grow and nurture our community. We get a big buzz out of seeing what we are able to make happen together.

There is always room at the table for better jokes, more brilliant ideas, and folks to implement them. If you are interested in finding out more, we'll save you a chair, just respond here.

Stay in the Know: Sign up to receive important updates, call to artists and events.

Sign Up

Our Communities:

Watershed Community Development

EQUINOX STUDIOS
Fine & Heavy, Arts & Artisans

The (it's what you put into it) Bend.

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